

TRANSFER  
TAX  
PAID

## DEED OF SALE BY PERSONAL REPRESENTATIVE

KNOW ALL MEN BY THESE PRESENTS

019095

That OLLIE A. HOOD of Troy, County of Pike and State of Alabama, individually and as duly appointed and acting Personal Representative of the Estate of NETTIE I. FARNHAM, deceased (testate), as shown by the probate records of the County of Kennebec, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to MARK CHRISTOFORO and MEMARIE CHRISTOFORO of Claremont, Ontario, Canada, as joint tenants and not as tenants in common, the real property together with any buildings thereon situate in Waterville, County of Kennebec and State of Maine, described as follows:

PARCEL ONE:

A certain lot or parcel of land situate on Roosevelt Avenue, in said Waterville, and bounded and described as follows, to wit:

BEING Lot #79 on a plan of Roosevelt Avenue from Hillcrest Extension to North Street, which plan is recorded in the Kennebec Registry of Deeds in Plan Book 11, Pages 26 and 27. Said Lot may be otherwise described as being bounded on the south by Roosevelt Avenue on which street it has a frontage of seventy (70) feet and bounded on the east by Hillcrest Extension on which it has a frontage of one hundred (100) feet.

THIS lot is conveyed subject to the restrictive covenants running with the land described in a deed from Lewis J. Rosenthal to George D. Farnham and Nettie I. Farnham dated June 20, 1940 and recorded in the Kennebec County Registry of Deeds in Book 766, Page 267.

PARCEL TWO:

A certain lot or parcel of land situated on Roosevelt Avenue, in said Waterville, and bounded and described as follows, to wit:

The easterly one half of Lot #80 (as bisected by a line drawn from north to south) as shown on a plan and profile of Roosevelt Avenue from Hillcrest Extension to North Street, made by E. B. Coffin, C.E., and recorded in Kennebec Registry of Deeds, Plan Book 11, Pages 26 and 27. Said easterly one half of Lot #80 adjoins next westerly to Lot #79 now owned by the George D. Farnham and Nettie I. Farnham.

The half lot described in this deed adjoins Lot #79 as delineated on the aforesaid plan, which lot was conveyed by Lewis J. Rosenthal to George D. Farnham and Nettie I. Farnham by deed dated June 20, 1940, and recorded in the Kennebec County Registry of Deeds in Book 766, Page 267. The half lot described in this deed and Lot #79 shall be deemed to constitute one lot subject to the restrictive covenants running with the land described in the aforesaid deed from Lewis J. Rosenthal to George D. Farnham et ux.

MEANING AND INTENDING to release, convey and consent to the transfer of Parcels One and Two above described by the sole surviving heirs and beneficiaries at law for the Estate of Nettie I. Farnham.

ALSO FURTHER MEANING AND INTENDING to convey all right, title and interest held by Ollie A. Hood in Lot 79 pursuant to a deed from Nettie I. Farnham, Administratrix of the Estate of George D. Farnham, to the said Ollie A. Hood dated June 13, 1956 and recorded in the Somerset County Registry of Deeds in Book 1047, Page 226.

VERNAL A. HOOD, PERLEY HOOD, WALTER HOOD, and ERLE HOOD join in this deed along with OLLIE A. HOOD as the sole surviving heirs and beneficiaries of Nettie I. Farnham to acknowledge their consent to the within transfer of property.

IN WITNESS WHEREOF, we, the said OLLIE A. HOOD, individually and as Personal Representative of the Estate of NETTIE I. FARNHAM, VERNAL A. HOOD, PERLEY HOOD, WALTER HOOD, and ERLE HOOD, have set our hands and seals on this 27th day of July, 1989.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

David E. Bernier

(to all)

Ollie A. Hood  
OLLIE A. HOOD  
Individually and as Personal  
Representative of  
Estate of Nettie I. Farnham

Vernal A. Hood  
VERNAL A. HOOD

Perley Hood  
PERLEY HOOD

Walter Hood  
WALTER HOOD

Erle Hood  
ERLE HOOD

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: July 27, 1989

Then personally appeared the above named OLLIE A. HOOD, individually and in his said capacity as Personal Representative of the Estate of Nettie I. Farnham and acknowledged the foregoing instrument to be his free act and deed.

Before me,

David E. Bernier  
Notary Public

Print Name: DAVID E. BERNIER

RECEIVED KENNEBEC SS.  
1989 AUG 25 AM 9:00  
FILED David E. Bernier  
REGISTER OF DEEDS